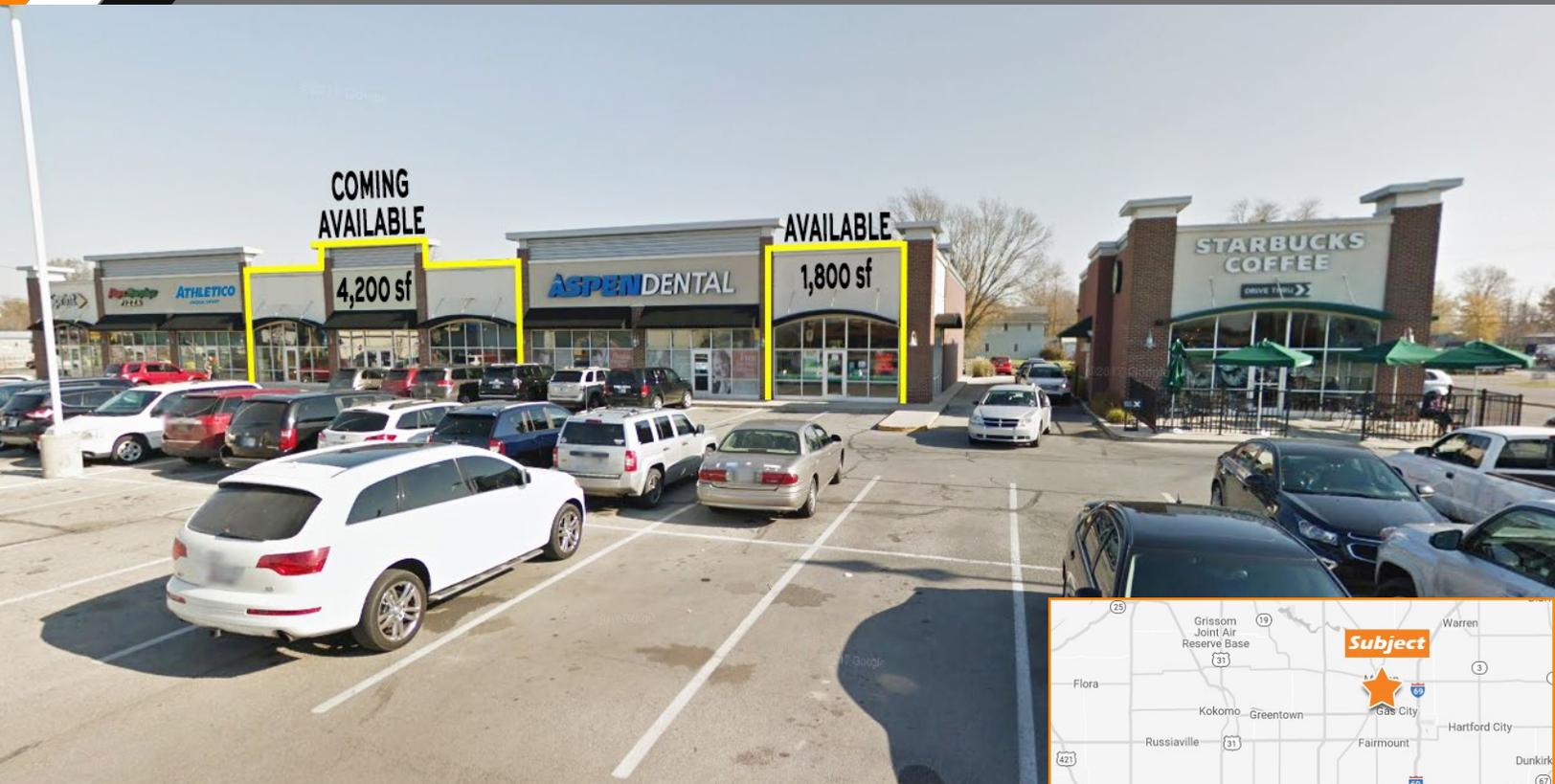


# FOR LEASE

## MARION SHOPS

3101 S Western Ave | Marion, IN 46953



### PROPERTY SUMMARY

- + Retail Space For Lease
- + Shopping Center GLA: 16,628 SF
- + Starbucks Anchored
- + Adjacent to ± 220,000 SF Walmart Supercenter
- + Signalized intersection
- + Pylon Signage Available

#### TENANT ROSTER

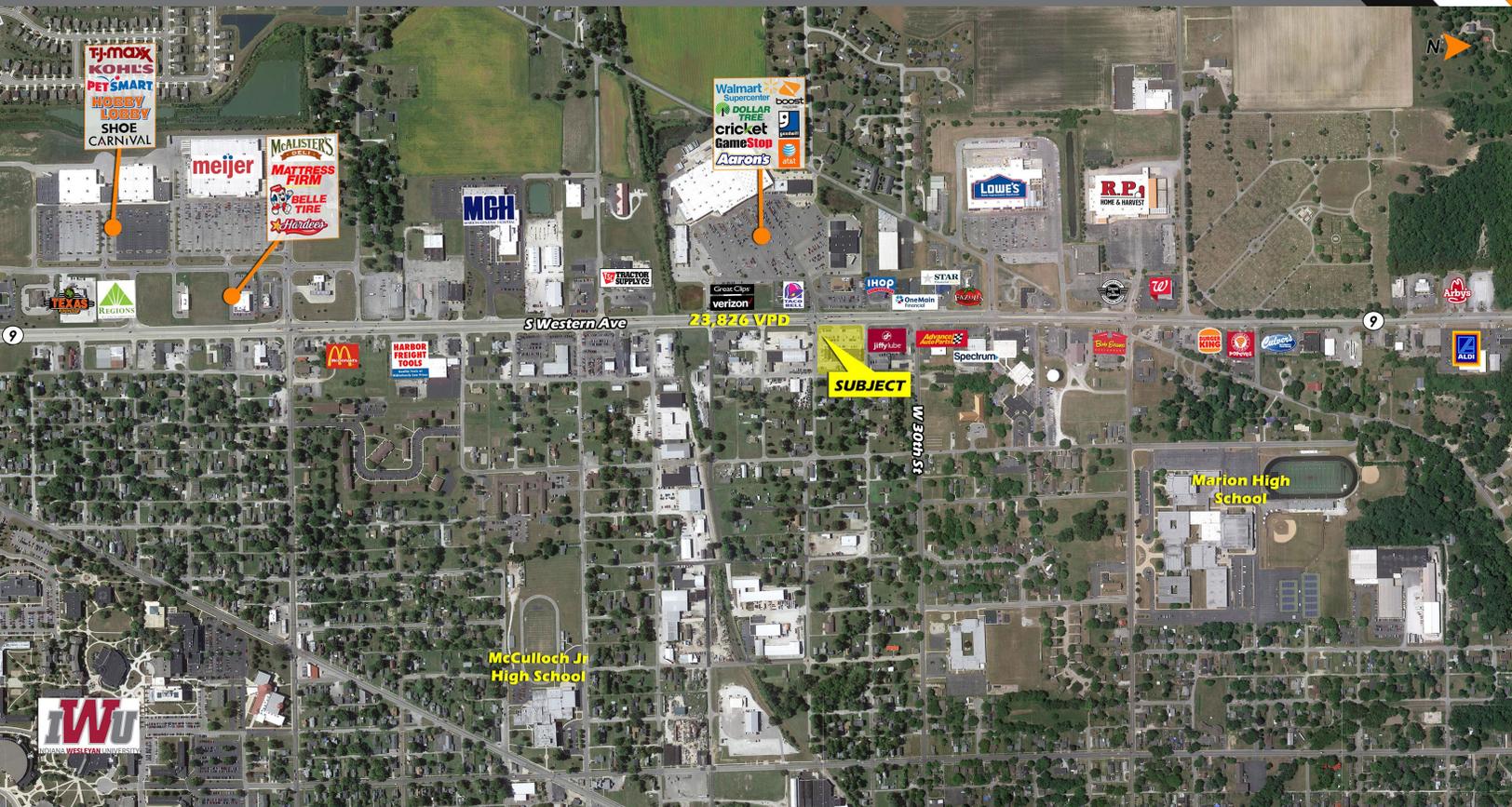
TENANT	SUITE	SF
Sprint Now T-Mobile	3101	1,800
Papa Murphy's	3103	1,600
Athletico	3105	2,200
Coming Available	3109	4,200
Aspen Dental	3115	3,200
Available	3117	1,800
Starbucks	3125	1,828

Information deemed reliable, but not guaranteed. Subject to change without notice.

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**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
Est. Population	5,848	40,870	58,095
Est. Average HH Income	\$44,705	\$62,327	\$65,593
Est. Households	2,005	16,566	23,662
Daytime Population	6,559	23,925	27,761

Information deemed reliable, but not guaranteed. Subject to change without notice.